

Architectural Design and Landscaping Guidelines

These Guidelines are to be used in tandem with the Covenants, Conditions and Restrictions (CCRs) for Cambridge Oaks Subdivision. Therefore, it is important that you **first** read and become familiar with the CCRs. Should you have any questions, please consult with the Architectural Review Committee (ARC) **especially** prior to any plans being drawn so that time and design costs are not unnecessarily expended.

After questions or concerns have been addressed, fill out an **Architectural Design and Landscaping Application Form** as completely as possible, including a scaled site plan showing the location of the house, the drive and walks, including proposed front, rear, and side line distances from main structure. *With the exception of new home construction, the Start/Completion period of any Architectural Design and Landscaping Application should not exceed six (6) months.*

Submit two (2) hard copies of both the **Architectural Design and Landscaping Application Form** and final plans/specifications for proposed Improvements to a member of the ARC for review and consideration. CCRs: Page 20, Article VIII, Section 4(c), ¶2

It is important to understand that conforming to these Guidelines does not automatically constitute approval of any plans/requests. It is within the scope and rights of the ARC to ultimately approve or disapprove any proposed plans based upon the existing CCRs.

Guidelines Objective: To emphasize and provide greater clarity and understanding of architectural design and landscaping elements as contained in the CCRs for the purpose of assisting homeowners and third party designers in developing architectural/landscaping plans. It is the stated goal of this objective to capture both the spirit and intention of established covenants, conditions and restrictions.

Application Review Standards: CCRs: Page 18, Article VIII, Section 1 (unless otherwise noted)

Primary and Accessory Structures, Fencing, Antennae

1. Exterior Siding. The siding on the principal and all accessory buildings must be face brick, stucco, stone, wood, cement or Masonite siding. Actual brick samples, stucco finish and color, and paint color for wood siding homes must be submitted and approved prior to the starting of construction.
2. Exterior Wood or Masonite. If wood or Masonite is used, it must be individual boards, each of which may be no more than nine (9") inches wide.

3. Exterior Brick. Brick houses must have brick treatment over both stories and all sides of the houses, unless otherwise approved by the ARC.
4. Exterior Trim, trim boards, soffits, doors or window casings and sash. All trim, trim boards, soffits, doors or window casings and sash must be wood or Masonite, or other materials as approved by the ARC. No bright plated or natural aluminum window screens shall be permitted.
5. Windows. Windows must be single or double hung casement or sash wood windows. There shall be no metal windows or doors except pre-painted or anodized storm doors unless other materials are expressly approved. Without prior approval, all windows and doors shall have caps of soldier course brick, jack arches, wood caps or other approved decorative treatment. No running bond brick will be permitted over any door or window of any elevation facing a street. No window opening shall abut any frieze board of any elevation facing a street.
6. Exterior Railings and Shutters. All exterior railings must be black wrought iron, black powder coated aluminum, or wood, and all shutters must be wood or fiberglass.
7. Exterior Doors. All exterior doors must be paneled except for storm doors and sliding glass doors.
8. Roof and Shingles. Only approved architectural dimensional textured shingles or equal may be used. Roof shapes and pitch are subject to approval.
9. Exterior Attic Vents, Gable Vents and Louvers. All attic vents, gable vents and louvers are to be wood and not of metal construction, unless other materials are expressly approved.
10. Exterior Concrete Block. There shall be no exposed concrete block used. All masonry walls and foundations will have brick veneer, stucco or other approved surface treatment that complements the siding.
11. Chimneys. All chimneys must be brick, stone, stucco or veneers of the same materials. Chimney stacks are to be boxed in to blend with the exterior of the house and the boxing is to have a façade of brick, stone or stucco.
12. Garages. No attached garages shall open facing the front street line. Separate, detached garages that must face the front street line shall be screened visually by a

wall complimentary to the garage and house or by mature landscape specimens to avoid having the overhead door openings seen from the street. The wall or landscaping must be in place upon completion of the garage.

CCRs: Page 25, Article VIII, Section 22

13. Accessory Structures. Structures (including, but not limited to, tool and garden sheds, pool houses, outdoor kitchens, potting benches, planting sheds, greenhouses and any other structure with or without a roof) must be placed in a location reasonably screened from view from the street, preferably located in the rear of the Lot. As appropriate/necessary, structures should incorporate evergreen plantings to further shield the structure from view. All such structures are required to blend effectively with the architectural style, design, and aesthetics of the community.

CCRs: Page 22, Article VIII, Section 10

14. Fencing. No fence or wall shall be built without prior approval of the ARC. All fence heights must be approved. Fences located between the front of the house and the road right-of-way are not allowed. On corner lots, for privacy's sake, the rear yard may be fenced along the side street setback starting from the rear line of the house and extending to the rear to the right-of-way margin of the rear easement area. On lots other than corner lots, fences must be located no closer to the front of the house than midway between the front and rear of the house structure and extend outward from the house to the limits of the side lot line, less any easement setback. On these lots, the fence may also extend to the rear lot line, less any easement setback.

All fencing must be wood picket, wood rail, stone, brick, wrought iron, aluminum, or vinyl. No chain link or metal fabric fences (including fence liners) are permitted. All fences shall be maintained in a neat and clean appearance while erected. See CCRs for additional regulations. CCRs: Page 22, Article VIII, Section 12

15. Antennae and Satellite Dishes. No antennae, satellite dishes or similar devices shall be erected or maintained on the property without the prior written approval of the ARC. No outside antennae or satellite dishes shall be permitted unless reasonably screened from view, and the design of said screening must be approved by the ARC.

CCRs: Page 26, Article VIII, Section 26

Landscaping and Property Maintenance

1. Improvements. Improvements are defined as all buildings, storage sheds or areas, roofed structures, parking areas, loading areas, fences, walls, hedges, retaining walls, mass plantings, arbors, trellises, gazebos, poles, driveways, changes in grade or slope, site preparation, swimming pools and related structures, tree houses, children's playhouses, swing sets, signs, exterior illumination, exterior antennae, earth satellite stations, microwave dishes, solar panels or other similar receiving, transmission or energy generating equipment, changes in any exterior color or shape, roofing materials or siding and any new exterior construction or exterior improvement which may not be included in any of the foregoing. This definition of Improvement(s) **does not include** garden shrub or tree replacement or any other replacement or repair of any magnitude which does not change exterior colors or exterior appearance. The definition of Improvements **does include** both original Improvements and all later changes and repairs to Improvements. CCRs: Page 3, Article I, Section 7

The ARC is authorized and empowered to consider and review any and all aspects of the construction or alteration of any Improvement(s) on a Lot which may, in the reasonable opinion of the ARC, adversely affect the living enjoyment of one or more Owners or the general value of the Lot, or the Property.

CCRs: Page 19, Article VIII, Section 2

2. Landscaping. The location of any initial installation of any landscaping, plantings, trees or shrubs or any material alterations thereto other than general maintenance of existing landscaping must be approved in advance by the ARC.

Homeowners will not be required to obtain approval for plantings within planting beds that have been initially approved and established.

CCRs: Page 18, Article VIII, Section 1(a)2

3. Property Landscape Maintenance.
 - a. Each Owner shall maintain the grounds and the Improvements situated on his, her, their or its Lot including but not limited to: plantings, landscaping, hedges, fencing, structures, wall, retaining walls, roofs, windows, siding, lawns, driveway entrances, including driveway bridges and driveways, and any portion of any public drainage easement affecting such Lot at all times in a neat and attractive manner satisfactory to the Directors of the Association. Owners shall take active measures in protecting their lawn from weeds and weed germination. Owners shall also remove mud stains and any construction discoloration from the foundation of any Improvement, upon completion of the Improvement and immediately re-establish any lawn and landscaping.

CCRs: Page 12, Article VI, Section 1

All areas of lawns must have grass and must be reseeded when bare spots appear. Owners will have sixty (60) days to repair bare areas; however no lawn repair shall be required in the months of December through March. Additional time may be given to make the repairs if water restrictions are in place.

CCRs: Page 23, Article VIII, Section 14(a)

- b. Each lot inclusive of driveways, sidewalks, and the surface of each lot, whether occupied or unoccupied, shall be free of all tall grass, undergrowth, dead, diseased or decaying trees, weeds, trash, rubbish and debris. The Lot shall be kept in a neat, clean and attractive condition at all times.

CCRs: Page 23, Article VIII, Section 14(a)

No debris shall be allowed to accumulate on any property other than leaves and small limbs collected, in an area screened from any street, for the purpose of composting. CCRs: Page 23, Article VIII, Section 14(a)

Dead plants and trees should be removed as soon as detected from a developed lot.

- c. Tree stump/s should be cut as close to the ground as possible. Tree stump/s located in grassy areas or within view from the street should be ground up along with the cutting of the tree/s. This provides greater understanding and clarity to:

CCRs: Page 24, Article VIII, Section 14(c)

- d. Wood piles should not be located in front of the house or side of dwelling and must be kept on back of the lot and screened from view from any street. In addition, wood piles should be covered with a natural color tarp (i.e. brown, tan or dark green). CCRs: Page 23, Article VIII, Section 14

- e. No sign of any kind, without prior written approval from the ARC (exclusive of street address identification numbers), shall be displayed on any Lot. If approved by the ARC, exceptions may include no more than one (1) uniform professional sign for the purpose of advertising the Lot for sale or advertising the building contractor constructing improvements on the Lot during the period of time such improvement is taking place. Owners may also place no more than one (1) traditional congratulatory "senior" school sign during the academic school of the individual graduating as well as no more than two (2) small security system notice signs in the front of the property. CCRs: Page 13-14. Article VII, Section 4.

Other:

- **Fees:** The ARC shall have the right to charge a reasonable fee for receiving and reviewing each application for **new house construction** in the amount of \$100.00. The ARC reserves the right to increase such fee as may be needed to cover its actual costs of review and administration.

While the CCRs allow the ARC to charge fees for reviewing Architectural Design and Landscaping Application Forms for **Improvements**, the ARC is waiving such fees, but reserves the right to reinstate fees at a later point at the ARC's discretion.

CCRs: Page 21, Article VIII, Section 5

- **Changes:** The ARC, in its discretion, shall have the right, from time to time, to alter, modify and amend these guidelines.
- **Notices to the ARC:** With the exception of Architectural Design and Landscaping Application Forms, all legal notices to the ARC shall be written and delivered by certified U.S. Mail, postage prepaid to the address of the ARC for such notices contained in the current edition of the Architectural Design and Landscaping Guidelines. The address of the ARC in this edition is:

Architectural Review Committee
Cambridge Oaks Homeowners Association
P.O. Box 2491
210 Postage Way
Indian Trail, NC 28079

Disclaimer:

- *No approval of plans, location or specifications and no publication of architectural standards or recommendations shall be construed as representing or implying that any such plans, specifications or standards will, if followed, result in a properly constructed residence.*
- *Such approvals and standards shall in no event be construed as representing, warranting or guaranteeing that any residence or improvement thereto will be built in good workmanlike manner or that the plans and specifications with respect thereto shall result in a residence of any particular quality.*
- *The ARC shall not be responsible or liable for any defects in any plans or specifications submitted, revised or approved under the restrictive CCRs or under the ARC Design and Landscaping Guidelines, nor shall the ARC have any responsibility for defects in construction pursuant to any such plans and specifications.*
- *Each property owner shall have sole responsibility for compliance with the plans as approved by the ARC and agrees to hold the ARC harmless from any failure thereof caused by the property owners, architect, or builder.*